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✓  
UPPER WILLAMETTE  
Resource Conservation  
&  
Development Project ✓

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**LAND  
USE  
PLANNING  
ASSISTANCE**

✓ UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
PORTLAND, OREGON

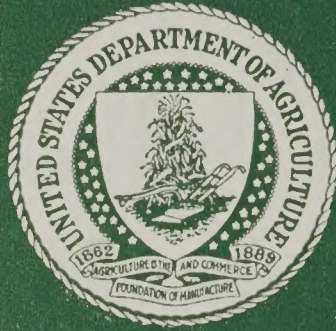
USDA-SCS PORTLAND, OREGON 1972

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LIBRARY

The Upper Willamette RC&D Project is an overall development of the many groups working in the field.

Technical and projects of the Department of Agriculture and Agriculture

of Agriculture the responsibility for assisting in "developing and carrying out plans for a program of land conservation and utilization...". The Soil Conservation Service has been assigned leadership responsibility by the Department.

development Project. The resource development activities of the U. S. Dept.

resource development projects in the Food and Agriculture Administration, the U. S. Dept.

The Upper Willamette RC&D Project is a four-county area of Oregon (Benton, Lane, Lincoln, Linn) in which people have decided to do something about problems involving wise use of their resources. Goals include recreation; watershed protection; new industries; improved markets for crops, livestock and forest products; and land use planning assistance. State and federal agencies have offered their full cooperation in the effort--BUT local people form the motivating force behind the project.



MAY 15 1975

CHALLENGE - FIVE

## *Acknowledgement*

The Project Sponsors support land use planning at all levels recognizing the need to efficiently and effectively use our resources for the benefit of all concerned.

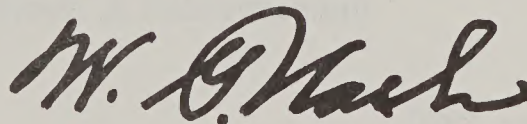
The Sponsors also realize that effective land use planning is accomplished by involvement of citizens and the use of resource agencies who can supply the needed technical and professional assistance.

Many groups and individuals throughout Oregon have become increasingly concerned about the future of our resources and the quality of environment. In response to this concern, the 1969 session of the State Legislature enacted Senate Bill 10 which in effect directs each city and county to develop a comprehensive land use plan and adopt zoning regulations by December 1971.

These objectives and concerns supply the purposes of this document which are to:

1. Encourage land use planning in both incorporated and unincorporated communities in the Project Area.
2. Provide the community with a method of analyzing their assets and liabilities.
3. Supply certain basic resource information to provide alternatives in decision making.
4. Point out resource agencies and individuals and to encourage the use of these resources.

We hope the following information will be of value to you and your community in solving immediate problems and in taking advantage of resource opportunities.



W. G. Nash, President  
Upper Willamette RC&D Project

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Prepared by: 0  
Clarence R. Parker, Community Development Specialist  
Cooperative Extension Service, Oregon State University  
Assigned to assist the Upper Willamette Resource  
Conservation & Development Project

January 1970  
Revised June 1972



## WHY SHOULD WE PLAN?

We should plan

- \*to meet EXPECTED change
- \*to produce DESIRED change
- \*to prevent UNDESIRABLE change

Wise use of our valuable land and water resources depends on sound planning. If we are to establish and carry out a program which will give maximum benefits at a minimum cost, if we are to make intelligent decisions regarding use of our resources, we need to use planning as a tool to guide future growth and development.

## PLANNING — A THREE-STEP OPERATION

Planning for a community is somewhat like planning to build a home. Our homes, as we all know, are designed so that certain areas or zones have specific functions or uses. The needs and practical desires of the family, now and in the future, determine this design. The community can develop on this same basis--minimizing conflicts of use and creating an efficient and desirable environment in which to live.

Developing a comprehensive plan\* is basically a three-step operation. A quotation from Herbert H. Smith's, "The Citizens Guide to Planning," perhaps best describes the process of planning:

"In order to accomplish a plan, a community usually follows a three-step operation. First, an inventory is taken of the community's assets and liabilities--in the broadest sense. In other words, the community takes stock of itself and analyzes the facts that it finds. The second step is the determination of the needs and desires of the community, based upon existing conditions and the community's potential. At this stage, the community should establish as goals the elements which it feels necessary for sound growth and community life. The final step is the formulation of a program to meet the needs and attain the desires which have been established, keeping in mind the community's ability to finance the necessary or desired improvements. Simply stated, the community determines how to get what it wants and needs, beginning with whatever it already has."

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\*A Comprehensive Plan is a plan for the development of an area including policies, goals, and interrelated plans for private and public land use, transportation systems, community facilities, and all other elements and features that in composite represent the decisions of local people.



A more specific outline of what is contained in each of the three steps of a comprehensive planning program is as follows:

1. Background Studies (existing situation)

\*Base Maps

Population

Economy

Housing

\*Physical Characteristics

\*Land Use

Community Facilities (parks, water and sewer systems,  
schools, etc.)

Transportation

2. Comprehensive Plan (determination of needs)

Land Use: Agricultural  
Commercial  
Industrial  
Residential  
Public  
Recreational

Community Facilities: Sewers  
Water  
Schools  
Parks  
Fire Stations  
Libraries

Transportation: Automobile  
Rail  
Air  
Water

3. Plan Implementation (program to meet needs)

Zoning

Subdivision Regulations

Capital Improvement Programs

Other Regulations

Public Information

A significant part of the total planning program is that of citizen participation. The implementation of any plan depends upon its acceptance by the people for which the plan is being prepared. Any planning group, whether an established Planning Commission or a group of interested citizens is wise in consulting people in the community,

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\*RC&D Staff available to assist.



asking for their opinions and suggestions. It is well-known that people who share in the planning of a program are more likely to support and take action towards implementing that program.

## **ASSISTANCE AVAILABLE THROUGH RC&D**

Planning assistance available through the RC&D program provides basic resource information which reflects existing physical characteristics and conditions in the community. This information relates to the first step or background studies of the planning program. Assistance is also available to conduct surveys reflective of local attitudes which will help determine the priority needs and desires of the community. Development of project studies are coordinated with those agencies concerned with similar areas of interest (i.e. County Planning Commissions, Cooperative Extension Service, etc.).

Specifically, personnel are available to assist communities in the following areas:

1. Preparation of base maps (see page 11):

- a. Generally, base maps at a scale of 1 inch = 400 feet or 1 inch = 200 feet will be adequate.
- b. Topographic maps are available for specific project areas.

2. Studies of existing physical conditions:

- a. Soils survey and interpretations (see page 12):

Includes a map of the different soils types and an explanation of how soils influence the land use development.

- b. Water:

Flooding, drainage and storage--Reports will be prepared and alternative methods of solving particular problems will be suggested.

- c. Climate:

Data on climate is available for most of the project area and in certain localities the Soil Conservation Service conducts extensive snow surveys.

- d. Geology:

Communities may have deposits of minerals such as sand and gravel. Geologists are available to determine the nature and extent of these deposits. They



may also aid in locations of ground water supplies and report on underlying geological formations.

### 3. Land Use:

Knowledge of existing land use is important in understanding the community and planning for its future. Resources are available to assist the community in recording, on the base maps, the types and extent of the various land uses.

### 4. Community Attitude Surveys:

Knowledge of what residents feel are the priority needs of the community and how it should develop is important to any public or private decision-making group. Assistance is available to community groups to aid in the preparation of attitude surveys.

Perhaps the above information and assistance will satisfy the immediate needs of your community. However, if a comprehensive plan program is desired, we encourage communities to obtain the services of a professional planning consultant to complete the necessary background studies, develop a comprehensive plan, and proceed with implementation. We encourage you to contact your local or county planning commission (see list on page 9).

## AGENCIES PROVIDING BASIC INFORMATION

Technical assistance from many sources, both public and private is available to gain a better understanding of the natural environment and alert the community to special problems or opportunities. Listed below are five areas of basic resource information indicating public agencies qualified to assist you:

### 1. BASE MAPS

#### a. Line Maps

Highway Division (Oregon Dept. of Transportation)  
County (Assessor and Engineer)  
Planning Departments  
Regional Councils of Government

#### b. Topography

Soil Conservation Service (SCS)  
Highway Division (Oregon Dept. of Transportation)  
U. S. Geological Survey  
County (Surveyor or Dept. of Public Works)



c. Aerial Photographs

Soil Conservation Service (SCS)  
Agricultural Stabilization & Conservation Service(ASCS)  
Highway Division (Oregon Dept. of Transportation)  
Corps of Engineers - Army Map Service  
Dept. of Revenue (Western Timber Maint. Dist. offices)  
County (Assessor and Engineer)  
U. S. Forest Service  
Bureau of Land Management (BLM)

2. SOILS & INTERPRETATIONS

Soil Conservation Service (SCS)  
County (Building & Sanitation)  
Oregon State University (Soils Department)  
Cooperative Extension Service

3. WATER

a. Flood & Drainage

Corps of Engineers  
County (Engineer)  
State Water Resources Board  
Soil Conservation Service (SCS)  
State Engineer  
Oregon State University

b. Ground Water

State of Oregon Dept. of Geology  
U. S. Geological Survey  
State Engineer

c. Storage

Corps of Engineers  
Soil Conservation Service (SCS)  
Bureau of Reclamation  
State Engineer  
State Water Resources Board

d. Quality

Department of Environmental Quality  
Environmental Protection Agency

4. CLIMATE

National Weather Service Office  
U. S. Forest Service  
Soil Conservation Service (Snow surveys)  
Corps of Engineers

## 5. GEOLOGY

State of Oregon Dept. of Geology  
U. S. Geological Survey  
Soil Conservation Service (SCS)  
University of Oregon  
Oregon State University

You may wish to contact private firms to assist you in gathering the above resource information.

## U.S. DEPARTMENT OF AGRICULTURE SERVICES

The U.S. Department of Agriculture has local offices providing services to individuals and groups for solving land use and water resource problems.

### 1. SOIL CONSERVATION SERVICE

Works principally through locally organized Soil and Water Conservation Districts. SCS provides to individual land owners, groups and communities basic resource data and services to help solve land and water problems. Examples of technical assistance include: conservation planning, soil surveys and interpretations, watershed planning and land treatment, design and cost-sharing on flood control, drainage, irrigation, and outdoor recreation development projects.

### 2. COOPERATIVE EXTENSION SERVICE

Encourages and conducts educational programs on land use planning, community development, economic feasibility, outdoor recreation, taxation, and natural resource management. Specialist assistance is available at the county and Oregon State University levels.

### 3. FARMERS HOME ADMINISTRATION

Makes available RC&D and other loans for various community projects including recreation development. Also sewer and water grants and loans as well as housing loans are available to rural communities through FHA.

### 4. AGRICULTURAL STABILIZATION & CONSERVATION SERVICE

Planning assistance is available in the form of photographic services and cost-sharing on agricultural lands for projects such as drainage and flood control.

### 5. U. S. FOREST SERVICE

Maps and photo services are available in areas contiguous or adjacent to national forests. Consultation on recreation,



transportation, industry and other aspects of land use planning may be very helpful.

#### HOW THE RC&D STAFF WILL WORK WITH YOU

1. When a request for assistance is received, our staff will meet with the community to discuss the particular problem or planning needs. If desired by the community, the staff along with local assistance will begin gathering necessary background information. To develop the most complete and up-to-date reports and to avoid duplication of effort, we will coordinate activities with the appropriate local and federal agencies.
2. The information gathered and decisions made by the community will be compiled into a written report. The report may be used to solve immediate problems or serve as a basis for further studies with the objectives of a complete comprehensive or master land use plan for community development. There is no charge for services provided by the RC&D staff. Nominal charges may be made for certain materials needed in completing the necessary studies.



*Mayor Ron Paddock of Oakridge explaining the city flood control project funded by RC&D.* SCS PHOTO 7-3153-9

**CAN WE BE OF ASSISTANCE TO YOU?**

Upper Willamette RC&D Project  
1307 Lincoln Street  
Eugene, Oregon 97401  
Phone: 342-5141, Ext. 401

Loyd A. (Swiss) Burnett, Project Coordinator

Clarence Parker, Community Development Specialist  
(Phone: 344-1623)

SOIL CONSERVATION SERVICE - District Conservationists

Benton SWCD --

Eugene Sturtevant  
663 Jackson Street  
Corvallis, Oregon 97330  
Phone: 752-4211, Ext. 266

-- Linn Lane SWCD

Frank Gurgurich  
P. O. Box 285  
Harrisburg, Oregon 97446  
Phone: 995-6641

East Linn SWCD --

Leonard Burns  
P. O. Box 86  
Scio, Oregon 97374  
Phone: 394-3386

-- North Lane SWCD

James Lockard  
P. O. Box 107  
Junction City, Oregon 97448  
Phone: 998-6300

Lincoln SWCD --

Mel Rigdon  
P. O. Box 156  
Newport, Oregon 97365  
Phone: 265-2631

-- Siuslaw SWCD

James Lockard  
P. O. Box 904  
Florence, Oregon 97439  
Phone: 997-3841

Upper Willamette SWCD --

Ralph Cleveland  
954 13th Avenue West  
Eugene, Oregon 97402  
Phone: 342-5141, Ext. 221



COOPERATIVE EXTENSION SERVICE - Chairmen Agents

Benton County --

Harold Werth  
P. O. Box B  
Corvallis, Oregon 97330  
Phone: 752-7186

-- Lincoln County

Jack Gurton  
225 W. Olive Street  
Newport, Oregon 97365  
Phone: 265-5376

Lane County --

Steve Besse  
950 13th Avenue West  
Eugene, Oregon 97402  
Phone: 342-5537

-- Linn County

O. E. Mikesell  
P. O. Box 765  
Albany, Oregon 97321  
Phone: 928-9323

FARMERS HOME ADMINISTRATION - County Supervisors

Benton, Lincoln, Linn counties --

Jack Fellers  
425 W. Second Street  
Albany, Oregon 97321  
Phone: 926-5811, Ext. 250

-- Lane County

Ivan Leroy Elam, Jr.  
P. O. Box 271  
Eugene, Oregon 97401  
Phone: 342-5141, Ext. 310

COUNTY PLANNING DEPARTMENTS - Directors

Benton --

Virgil R. Adams  
501 Madison Street  
Corvallis, Oregon 97330  
Phone: 752-4292

-- Lincoln County

Lynn Steiger  
Courthouse  
Newport, Oregon 97365  
Phone: 265-5341, Ext. 29

Lane --

Lee Miller  
135 East Sixth Avenue  
Eugene, Oregon 97401  
Phone: 342-1311, Ext. 231

-- Linn County

Richard Rauber  
Courthouse  
Albany, Oregon 97321  
Phone: 926-9494

REGIONAL COUNCILS OF GOVERNMENT - Executive Directors

Benton, Lincoln, Linn counties --

Marvin Gloege  
Oregon Dist. 4 COG  
360 S. W. Avery Avenue  
Corvallis, Oregon 97330  
Phone: 753-2624

-- Lane County

Larry Rice  
Lane Council of Governments  
135 East Sixth Avenue  
Eugene, Oregon 97401  
Phone: 342-1757



*Ted Dietz, Lane County soil scientist, stressing the importance of soils information in making development decisions. This was a significant contribution to the Lane Coastal Planning Workshops.*

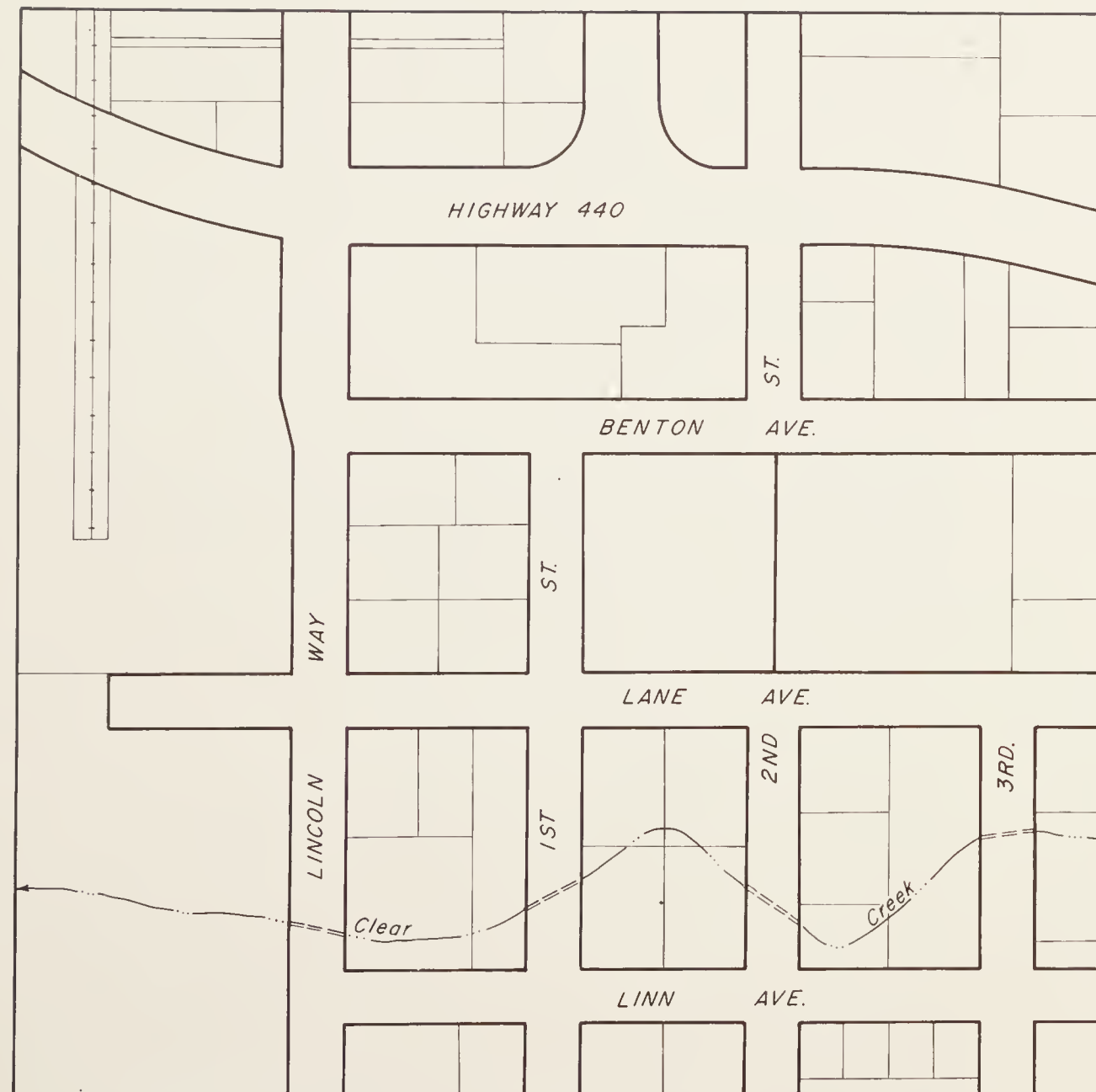
SCS PHOTO



*Gather information before making important decisions!*

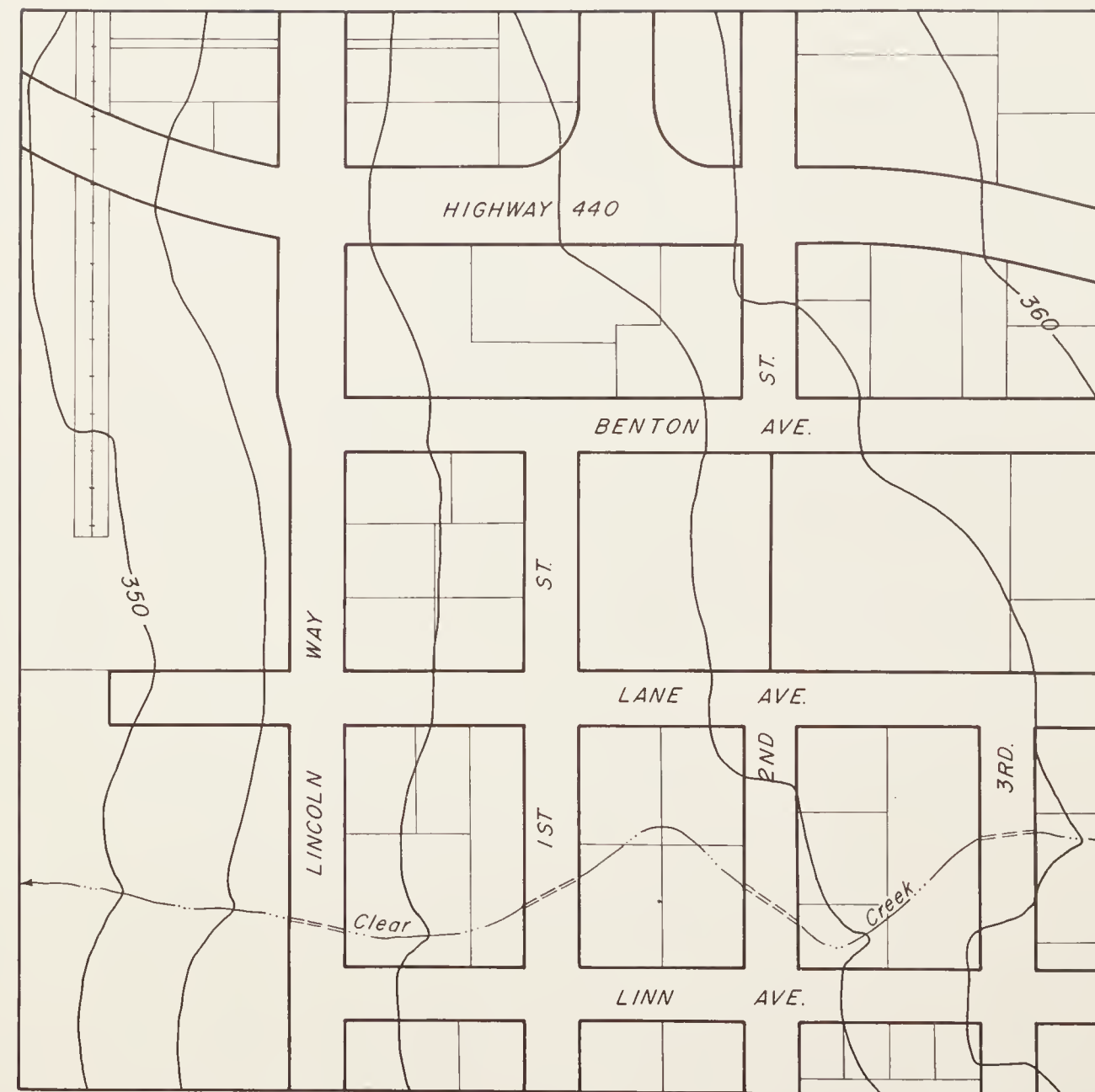
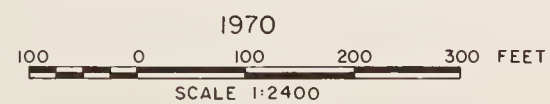
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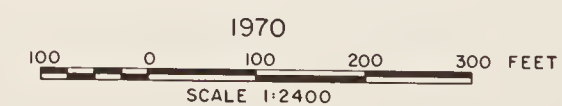
## BASE MAP

CLEARWATER, OREGON



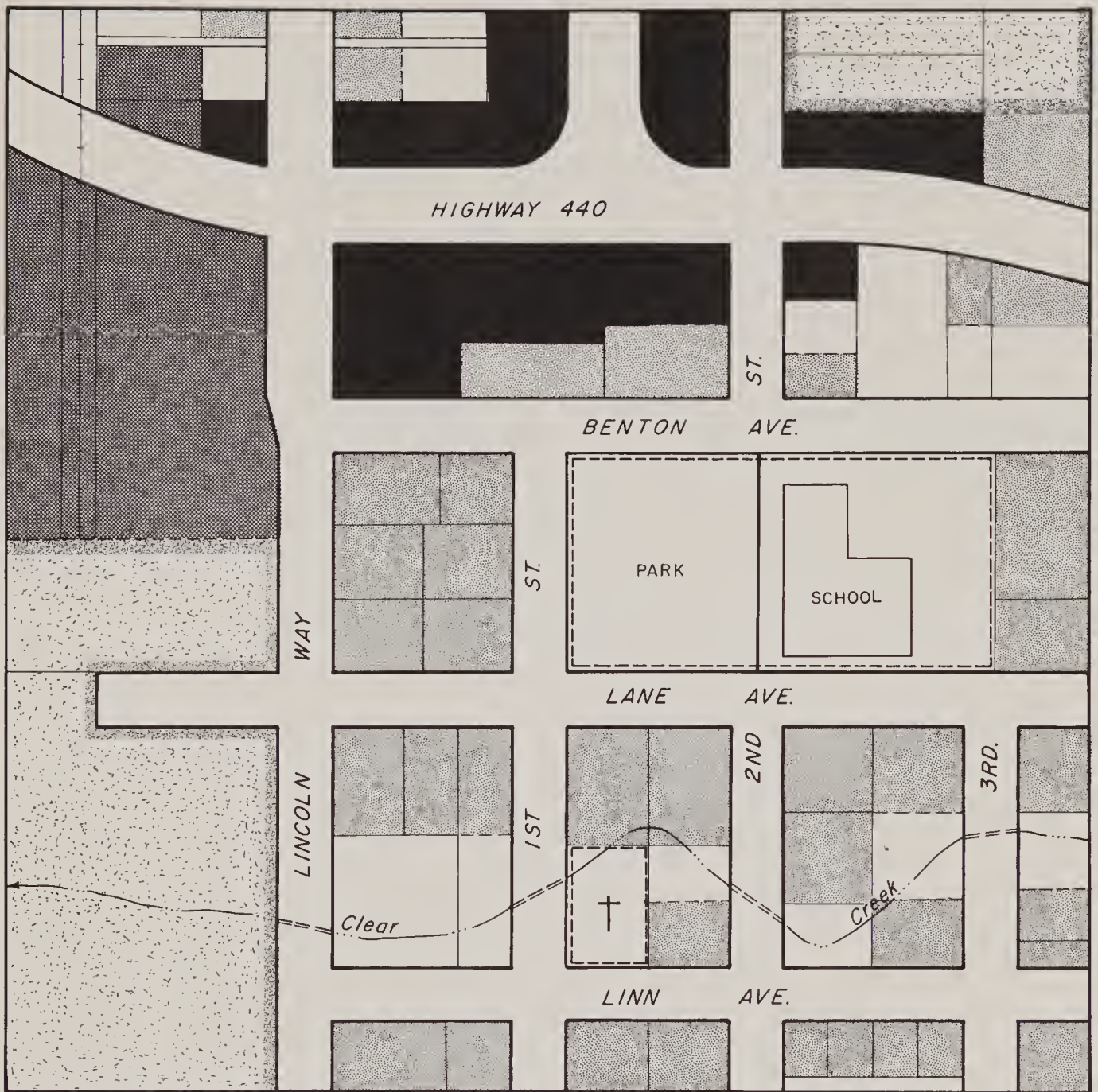
## TOPOGRAPHY

CONTOUR INTERVAL 2 FEET  
CLEARWATER, OREGON



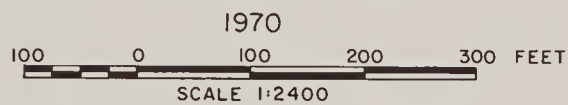











## EXISTING LAND USE

### CLEARWATER, OREGON



-  Agricultural
-  Residential
-  Commercial
-  Industrial
-  Public & Semi-public





SOIL MAP - CITY OF BROWNSVILLE, LINN COUNTY, OREGON

Special Soil Survey Report  
for the  
City of Brownsville



SOIL LEGEND

- 1A Camas, 0-3% slopes
- 10A Newberg, 0-3% slopes
- 30A Chehalis, 0-3% slopes
- 55A Conser, 0-3% slopes
- 76A Alluvial land, 0-3% slopes
- 120A Pengra, 1-4% slopes
- 260A Malabon, 0-3% slopes
- 200A Coburg, 0-3% slopes
- 280A Awbrey, 0-3% slopes
- 290A Salem, 0-3% slopes
- 300A Clackamas, 0-3% slopes
- 310A Courtney, 0-3% slopes
- 469C Ritner, 3-12% slopes
- 474E Ritner, 12-30% slopes
- 475C Panther, 2-12% slopes
- 520B Hazelair, 2-6% slopes
- 521C Hazelair, 6-18% slopes
- 635C Crowfoot, 3-12% slopes
- 636D Crowfoot, 12-20% slopes
- 637E Crowfoot, 20-30% slopes

Map Symbols: Rock Quarry  
Drainage  
Dike or Levee  
Gravel Pit  
Private Road



Scale: 1" = 1320'

Base Map: SCS 1963 Aerial Photo

Prepared by:  
USDA  
Soil Conservation Service  
In Cooperation with the  
Linn Lane Soil & Water  
Conservation District



Examples of soil interpretations showing limitation ratings for selected land uses\*:

	Soil	Limitation
<u>Foundations for Low Buildings</u>	30A Chehalis**	Severe
	260A Malabon	Slight
	280A Awbrey	Severe
	469C Ritner	Moderate

<u>Septic Tank Sewage Disposal</u>	30A Chehalis**	Moderate to Severe
	260A Malabon	Severe
	280A Awbrey	Severe
	469C Ritner	Severe

<u>Playgrounds</u>	30A Chehalis**	Severe
	260A Malabon	Moderate
	280A Awbrey	Severe
	469C Ritner	Severe

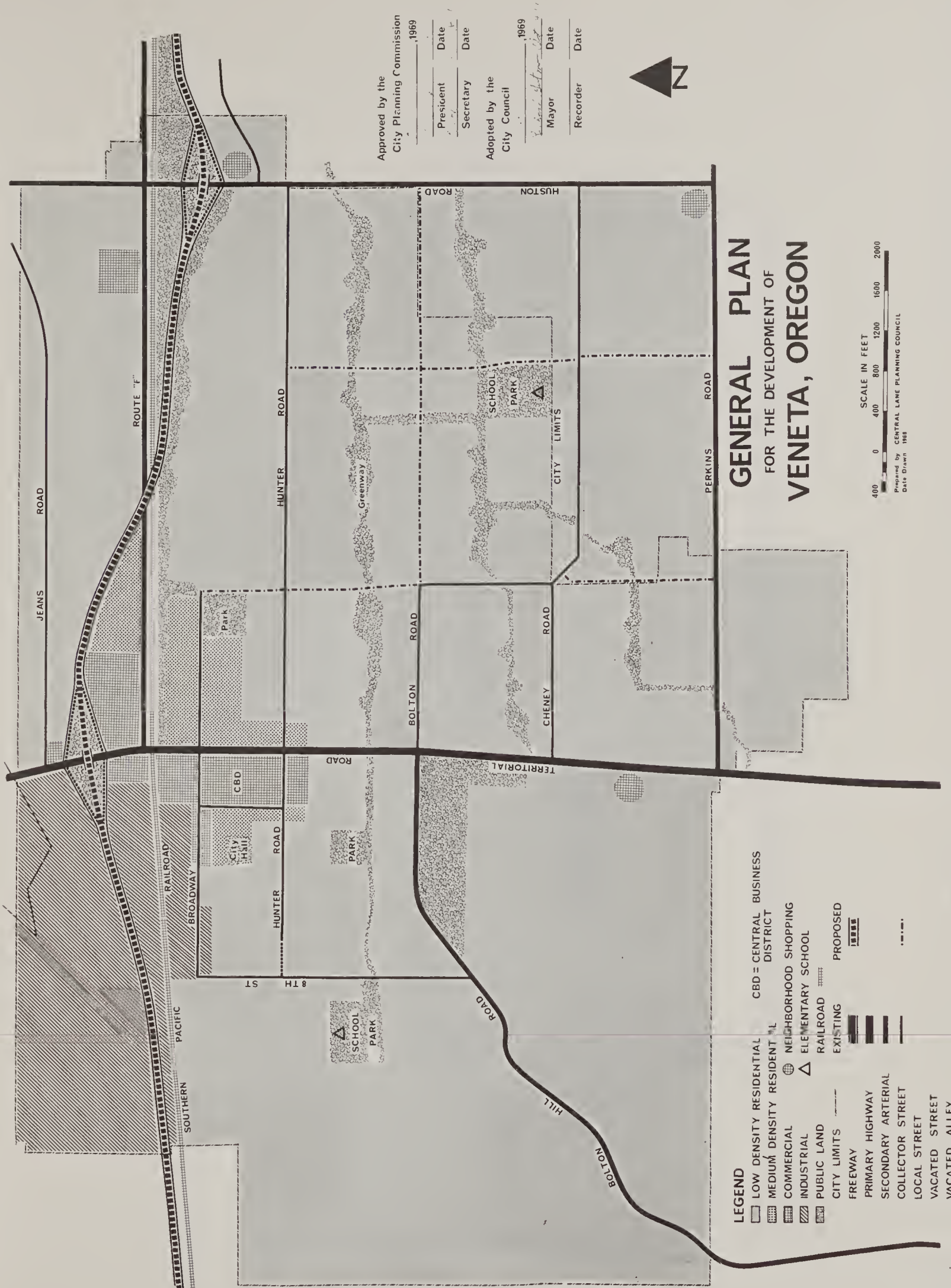
<u>Intensive Agriculture</u>	30A Chehalis**	Slight
	260A Malabon	Slight
	280A Awbrey	Severe
	469C Ritner	Severe

\* Soil limitation ratings have also been determined for numerous land uses not shown above. They include: highway location, pond reservoir areas, sewage lagoons, camp areas, many individual agricultural crops, woodland use, and others.

\*\* Rated "severe" for most land uses due to flooding hazard. Without this hazard, the soil would be rated like Malabon (260A).







# GENERAL PLAN

## FOR THE DEVELOPMENT OF

### VENETA, OREGON

SCALE IN FEET  
 400 0 400 800 1200 1600 2000  
 Prepared by CENTRAL LANE PLANNING COUNCIL  
 Date Drawn 1969

Approved by the  
 City Planning Commission  
 \_\_\_\_\_, 1969

President \_\_\_\_\_ Date \_\_\_\_\_  
 Secretary \_\_\_\_\_ Date \_\_\_\_\_

Adopted by the  
 City Council  
 \_\_\_\_\_, 1969

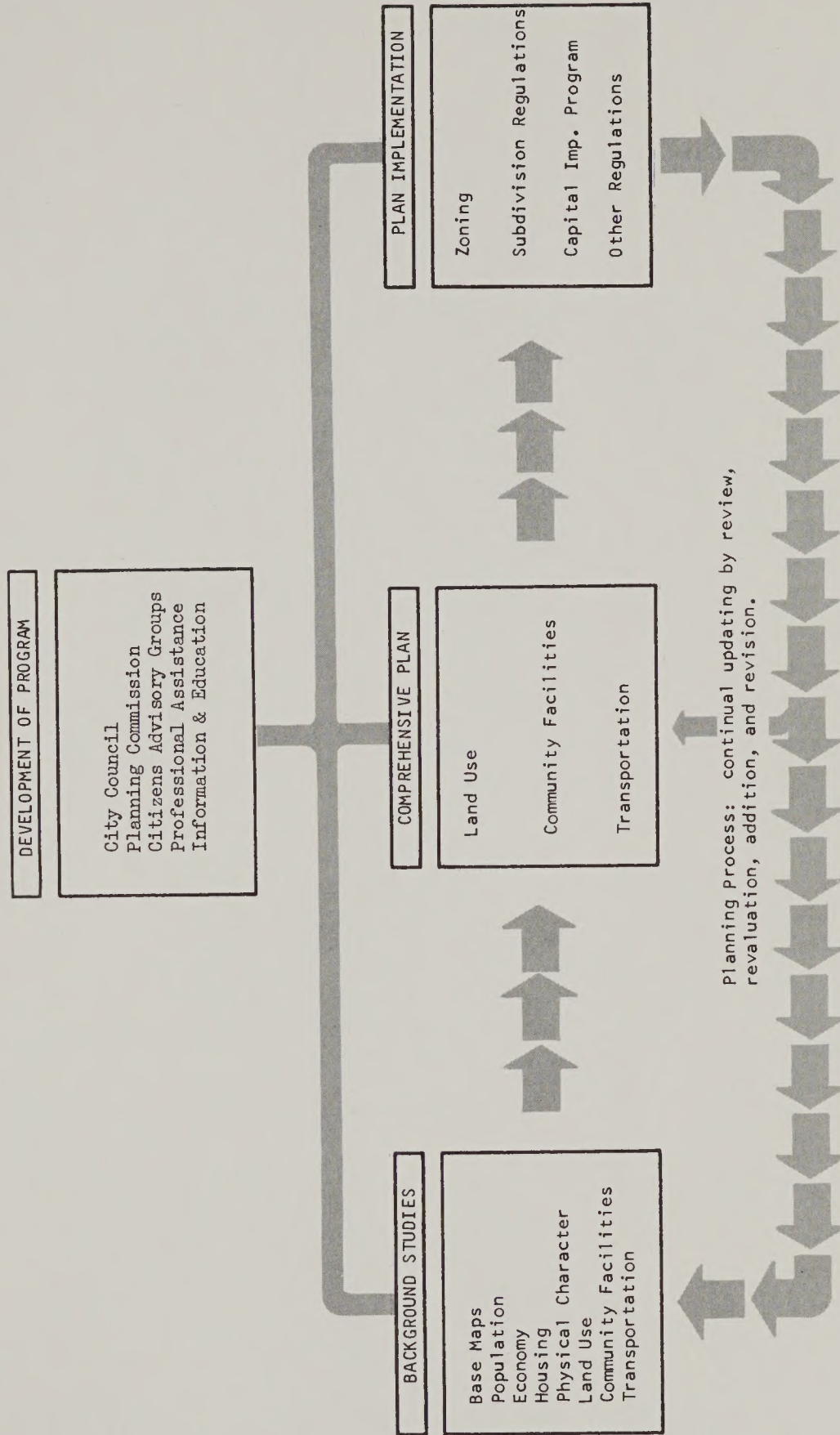
Mayor \_\_\_\_\_ Date \_\_\_\_\_  
 Recorder \_\_\_\_\_ Date \_\_\_\_\_







# Community Planning Program



Adapted from: Community Planning, a handbook prepared by Bureau of Governmental Research and Service, University of Oregon, Eugene, Oregon







